

IN RE: PETITION FOR SPECIAL HEARING	* BEFORE THE
E/S Garrison Forest Road, 165'	
N of Caves Road	* DEPUTY ZONING COMMISSIONER
(505 Garrison Forest Road and	
3224 Caves Road)	* OF BALTIMORE COUNTY
4th Election District	
3rd Councilmanic District	* Case No. 95-76-SPH
Richard H. Erlanger, et ux	*
Petitioners	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for those properties known as 505 Garrison Forest Road and 3224 Caves Road, located in the vicinity of Reisterstown in northwestern Baltimore County. The Petition was filed by the owners of the properties, Richard H. and Florette Erlanger. The Petitioners seek special hearing relief to approve the nonconforming use of two dwellings on one lot, a nonconforming setback for the property known as 3224 Caves Road, and the subdivision of the subject property to create two separate lots. The subject property and relief sought are more particularly described on the site plan submitted into evidence as Petitioner's Exhibit 1.

Appearing on behalf of the Petition filed were Richard Erlanger, property owner, Thomas Church, Professional Engineer, and Harry Shapiro, Esquire, attorney for the Petitioners. Appearing as interested parties were Margaret Worrall, Executive Director of the Valleys Planning Council, and Beverly Moore, a nearby resident of the area.

Testimony and evidence offered revealed that the subject property, which is improved with two single family dwellings, consists of a gross area of 4.84 acres, more or less, zoned R.C. 2 and enjoys frontage on both Garrison Forest Road and Caves Road. The Petitioners are desirous of selling the two homes and have requested that the subject property be

ORDER RECEIVED FOR FILING

Date

By

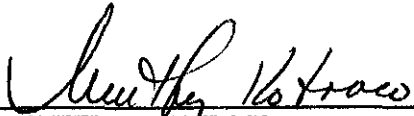
MICROFILMED

tions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of October, 1994 that the Petition for Special Hearing seeking approval of the nonconforming use of two dwellings on one lot, a nonconforming setback for the property known as 3224 Caves Road, and the subdivision of the subject property to create two separate lots, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) There shall be no further subdivision of proposed Lots 1 and 2, by any future owner. Pursuant to Section 502.2 of the B.C.Z.R., a new deed incorporating a reference to this case and the restrictions and conditions set forth herein shall be recorded among the Land Records of Baltimore County within sixty (60) days of the date of this Order and a copy of the recorded deed shall be forwarded to the Zoning Administration and Development Management (ZADM) office for inclusion in the case file.
- 3) When applying for any building permits, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 10/13/94
By [Signature]

subdivided to create two separate lots so that each house can be sold independently of the other. Proposed Lot 1 would consist of 1.689 acres and the dwelling known as 505 Garrison Forest Road, and proposed Lot 2 would consist of 3.1514 acres, more or less and contain the other dwelling known as 3224 Caves Road. This new configuration is more particularly described on the site plan marked Petitioner's Exhibit 1. The proffered testimony revealed that the two dwellings have existed on this property for some 50 to 60 years and as such, were constructed prior to the effective date of the zoning regulations on January 2, 1945. Therefore, the existence and location of the two dwellings in question are nonconforming. Further testimony noted that the dwelling on proposed Lot 2, known as 3224 Caves Road, is located 45 feet from Caves Road in lieu of the required 75 feet. While the Petitioners did not request a variance for this particular dwelling, they did request a special hearing to approve that its location on proposed Lot 2 is nonconforming. As noted earlier, the two dwellings have existed in their present location for over 50 years. To require strict compliance with current setback regulations would result in a practical difficulty and unreasonable hardship for the Petitioners. In the opinion of this Deputy Zoning Commissioner, the granting of the relief requested would not adversely impact the surrounding locale and meets the spirit and intent of the zoning regulations.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special condi-

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Date

By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 13, 1994

Harry S. Shapiro, Esquire
400 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
E/S Garrison Forest Road, 165' N of Caves Road
(505 Garrison Forest Road and 3224 Caves Road)
4th Election District - 3rd Councilmanic District
Richard H. Erlanger, et ux - Petitioners
Case No. 95-76-SPH

Dear Mr. Shapiro:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Ms. Margaret Worrall, Executive Director
Valleys Planning Council, P.O. Box 5402, Towson, Md. 21285-5402

Ms. Beverly Moore, 535 Garrison Forest Road, Owings Mills, Md. 21117

People's Counsel

~~File~~

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Petition for Special Hearing

77
95-76-SFH

to the Zoning Commissioner of Baltimore County

for the property located at

#505 GARRISON FOREST ROAD AND
#3224 CAVES ROAD

which is presently zoned

RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve THE NON-CONFORMING USE OF TWO

DWELLINGS ON A LOT; A NON-CONFORMING SETBACK; AND PROPOSED
SUBDIVISION OF SAID LOT.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

N/A

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

N/A

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

RICHARD H. ERLANGER

(Type or Print Name)

Signature

FLORETTE ERLANGER

(Type or Print Name)

Signature

2331 OLD COURT RD. 583-8791

Address

Phone No.

BALTIMORE, MD 21208

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

THOMAS A. CHURCH

Name DEVELOPMENT ENGINEERING
CONSULTANTS, INC.

Address 6603 YORK RD.

Phone No. 377-2600

BALTO, MD 21212

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

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ORDER RECEIVED FOR FILING

Date

By



77
95-76-SPH

ZONING DESCRIPTION

Zoning Description for #505 Garrison Forest Road and #3224 Caves Road, Election District 4, Councilmanic District 3.

Beginning at a point at the centerline of Garrison Forest Road which is at a distance of 165± feet north of the centerline of Caves Road; being part of all that lot of ground described in a Deed dated January 16, 1985 and recorded among the Baltimore County Land Record in Liber E.H.K. Jr. 6857 Folio 268, now described as follows: North 03 degrees 13 minutes 13 seconds West, 34.28 feet, North 07 degrees 19 minutes 09 seconds West, 56.66 feet, North 04 degrees 51 minutes 00 seconds West, 53 feet, North 77 degrees 28 minutes 00 seconds East, 92.89 feet, North 69 degrees 25 minutes 00 seconds East, 10.18 feet, South 20 degrees 35 minutes 00 seconds East, 1.43 feet, North 77 degrees 28 minutes 00 seconds East, 261.17 feet, North 69 degrees 25 minutes 00 seconds East 555.50 feet, South 10 degrees 24 minutes 00 seconds East, 267.80 feet, South 61 degrees 05 minutes 00 seconds West, 412.20 feet, South 62 degrees 27 minutes 00 seconds West, 49.57 feet, North 22 degrees 33 minutes 00 seconds West, 173.14 feet, South 67 degrees 57 minutes 00 seconds West, 175.10 feet, South 83 degrees 19 minutes 09 seconds East, 91.72 feet, North 84 degrees 17 minutes 00 seconds East, 50 feet, North 55 degrees 19 minutes 10 seconds East, 36.42 feet, North 84 degrees 02 minutes 00 seconds East, 106.76 feet to the place of beginning.

Containing 4.84 acres of land, more or less.

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-76-Split

District Hth. Date of Posting 9/17/94
Posted for: Special Hearing
Petitioner: Richard & Florette Erlanger
Location of property: 505 Garrison Forest Rd, E/S to 3214 Carver Rd. N/S
Location of Signs: Being reduced, on property being zoned
Den. Carver Rd. & (1) on Garrison Forest Rd.
Remarks: _____
Posted by W. H. Terley Date of return: 9/23/94
Signature
Number of Signs: 2



MICROFILMED

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, in Authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204, or Room 118 of the Old Courthouse, 400 W. Baltimore Avenue, Towson, Maryland 21204, as follows:

Case Number: 88-74-0001 (1st) and 88-74-0002 (2nd)
B/S Garrison Forest Road and 3224 Caves Road
B/S Garrison Forest Road, 166 N of Caves Road
4th Election District
3rd Councilmanic
Petitioner(s):

Richard H. and
Florette Branger
HEARING: MONDAY
OCTOBER 3, 1984 at
10:00 a.m. in Rm. 118, Old
Courthouse.

Special Hearing: to approve the non-conforming use of two dwellings on one lot, a non-conforming setback, and proposed subdivision of said lot.

LAWRENCE E. SCHMIDT,
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Hand-icapped accessible for special accommodations. Please Call 887-3363.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

9/194 September 18.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

9/15, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/15, 1994.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

Permit No. 1000

RECORDED



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-76-SPH

Account: R-001-6150

Number

77

By JLL

Date

8/23/94.

2 RES. SPH FILING FEES
(2 DWLGS ON 1 LOT)

CODE 030 \$100.00

2 SIGN POSTINGS

CODE 080 \$70.00

TOTAL \$170.00

OWNER: ERLANGER

MICROFILMED

LOC # 505 GARRISON FOREST RD & # 3224 CAVES RD.

01A01H0224MICRC

\$170.00

PAID BY DEV. FAVOR 18 MAR 95

Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

A handwritten signature in cursive script, reading "Arnold Jablon".

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 77

Petitioner: Richard and Florette Erlanger

Location: #505 Garrison Forest Rd. & #3224 Caves Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Development Engineering Consultants, Inc.

ADDRESS: 6603 York Road, Baltimore, MD 21212

PHONE NUMBER: 377-2600

AJ:ggs

MICROFILMED

(Revised 04/09/93)



GWEN

77

JLL SAID TO
POST 2 SIGNS:

1 ON GARRISON FOREST

1 ON CAVES RD

SEE SITE PLAN

TO: PUTUXENT PUBLISHING COMPANY

September 15, 1994 Issue - Jeffersonian

Please forward billing to:

Development Engineering Consultants, Inc.
6603 York Road
Baltimore, Maryland 21212
377-2600

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-76-SPH (Item 77)
505 Garrison Forest Road and
3224 Caves Road
E/S Garrison Forest Road, 165' N of Caves Road
4th Election District - 3rd Councilmanic
Petitioner(s): Richard H. and Florette Erlanger
HEARING: MONDAY, OCTOBER 3, 1994 at 10:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve the non-conforming use of two dwellings on one lot, a non-conforming setback, and proposed subdivision of said lot

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

RECEIVED
OCT 10 1994
BALTIMORE COUNTY

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

SEPTEMBER 6, 1994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-76-SPH (Item 77)
505 Garrison Forest Road and
3224 Caves Road
E/S Garrison Forest Road, 165' N of Caves Road
4th Election District - 3rd Councilmanic
Petitioner(s): Richard H. and Florette Erlanger
HEARING: MONDAY, OCTOBER 3, 1994 at 10:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve the non-conforming use of two dwellings on one lot, a non-conforming setback, and proposed subdivision of said lot

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Richard and Florette Erlanger
Thomas A. Church

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

SEP 19 1994

Richard and Florette Erlanger
2331 Old Court Road
Baltimore, Maryland 21208

RE: Item No. 77, Case No. 95-76-SPH
Petitioner: Richard and Florette Erlanger

Dear Mr. & Mrs. Erlanger:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 23, 1994 and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

W. Carl Richards, Jr.
Zoning Coordinator

WCR:ggs

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Arnold Jablon, Director
Zoning Administration and
Development Management

From: Pat Keller, Director
Office of Planning & Zoning

Date: September 1, 1994

Subject: 505 Garrison Forest Rd. & 3224 Caves Rd.

INFORMATION:

Item No:

77

Petitioner: Erlanger Property

Property Size: _____

Zoning: R.C. 2

Requested Action: _____

Hearing Date: _____

SUMMARY OF RECOMMENDATIONS:

Based upon the information provided, staff offers the following comment:

Based upon a meeting with the applicant's representative, Mr. Thomas A. Church, regarding the subject property, this office recommended the very course of action that has been taken. Therefore, we support the request as it will, if granted, provide for clear title in the event that the property is ever sold.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Keras

JL

ZAC.77/PZONE/ZAC1

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Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 09/01/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 73, 74, 76, 77, 79,
80 AND 81.

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SEP 2 1994

ZADM

REVIEWER: LT. ROBERT P. SAUERMAID
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: September 12, 1994
 Zoning Administration and Development Management

FROM *RWB* Robert W. Bowling, P.E., Chief
 Developers Engineering Section

RE: Zoning Advisory Committee Meeting
 for September 12, 1994
 Items 73, 74, 76, 77, 79, 80 and 81

The Developers Engineering Section has reviewed
the subject zoning items and we have no comments.

RWB:sw

RECEIVED
SEP 12 1994
ZADM

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

September 13, 1994

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #77 - Erlanger Property
505 Garrison Forest Road & 3224 Caves Road
Zoning Advisory Committee Meeting of September 6, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Subdivision of this property will be regulated by Regulations for Forest Conservation.

Ground Water Management

Prior to the subdivision of these properties, 10,000 sq. ft. minimum sewage disposal areas must be determined for each of the proposed lots. Soil percolation tests may be required within the delineated sewage disposal reservations.

Further, prior to subdivision approval, the fuel oil underground storage tanks at both houses will have to be tightness tested or removed.

Prior to conveyance of ownership of residential property in Baltimore County, not served by public water, the water supply must be tested for yield and quality in accordance with the provisions of title 35 of the Baltimore County Code.

JLP:VK:sp

ERLANGER/DEPRM/TXTSBP

MICROFILMED

95-76 SP#
10/3 Tim

BALTIMORE COUNTY, MARYLAND

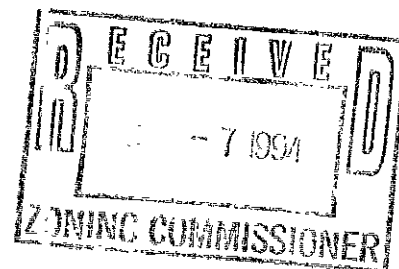
INTER-OFFICE CORRESPONDENCE

To: Arnold Jablon, Director
Zoning Administration and
Development Management

From: Pat Keller, Director
Office of Planning & Zoning

Date: September 1, 1994

Subject: 505 Garrison Forest Rd. & 3224 Caves Rd.



INFORMATION:

Item No: 77

Petitioner: Erlanger Property

Property Size: _____

Zoning: R.C. 2

Requested Action: _____

Hearing Date: _____

SUMMARY OF RECOMMENDATIONS:

Based upon the information provided, staff offers the following comment:

Based upon a meeting with the applicant's representative, Mr. Thomas A. Church, regarding the subject property, this office recommended the very course of action that has been taken. Therefore, we support the request as it will, if granted, provide for clear title in the event that the property is ever sold.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

JL

ZAC.77/PZONE/ZAC1

MICROFILMED

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
505 Garrison Forest Road and 3224		
Caves Road, E/S Garrison Forest Rd,	*	ZONING COMMISSIONER
165' N of Caves Road, 4th Election		
District, 3rd Councilmanic	*	OF BALTIMORE COUNTY
Richard H. and Florette Erlanger	*	CASE NO. 95-76-SPH
Petitioners		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of September, 1994, a copy of the foregoing Entry of Appearance was mailed to Thomas A. Church Development Engineering Consultants, Inc., 6603 York Road, Baltimore, MD 21212, representative for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

9/7/94
JTB

4430-94

LAW OFFICES
HARRY S. SHAPIRO & ASSOCIATES, P.A.
400 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

(410) 825-0110

FAX (410) 825-6107

August 26, 1994

Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

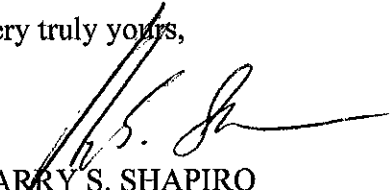
95-76

**RE: PETITION FOR SPECIAL HEARING
ERLANGER PROPERTY
CAVES AND GARRISON FOREST ROADS**

Dear Sir/Madam:

Kindly enter my appearance as attorney for the Petitioner in the pending Petition for Special Hearing in the above matter.

Very truly yours,


HARRY S. SHAPIRO

HSS/kf

cc: Mr. Richard H. Erlanger
cc: Mr. Thomas Church

RECEIVED
SEP 7 1994
ZADM

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PETITIONER(S) SIGN-IN SHEET

ADDRESS

Tom Church (Dev. Engr. Consultants Inc)	6603 York Road. Balto 21212
Frederick Engler	2331 Old Court Rd Balto 21208
Harold Ramsay	205 E Holmdel Ave. 21212
Harry S. Shapiro	400 W. Pa. Ave - Towson, Md. 21204

(410) 825-0110

LAW OFFICES
OF
HARRY S. SHAPIRO & ASSOCIATES, P.A.

RESIDENCE
(410) 486-8469



Printed with Soybean Ink
on Recycled Paper

MICROFILMED

PLEASE PRINT CLEARLY

Interested

~~PROTESTANT(S)~~ SIGN-IN SHEET

NAME

ADDRESS

Margaret Workall

Valleys Planning Council

P.O. Box 5402

Towson, Md 21285-5402

Beverly Moore

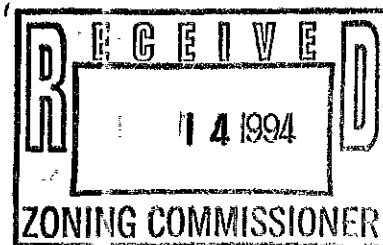
535 Gallatin Forest Road

21117

MICROFILMED

Return to:
ALL MARYLAND TITLE CO., INC.
400 West Pennsylvania Avenue
Towson, Maryland 21204

NO TITLE SEARCH



THIS DEED, MADE THIS 12th day of December
in the year one thousand nine hundred and ninety four by and between

RICHARD ERLANGER and FLORETTE ERLANGER

parties of the first part, and

RICHARD ERLANGER and FLORETTE ERLANGER, his wife,

parties of the second part.

WITNESSETH, That in consideration of the sum of

Zero (\$0.00) Dollars

the said parties of the first part, do grant and convey to the said
parties of the second part, as tenants by the entireties, their
personal representatives / successors and assigns, in fee simple, all that lot of ground situate in
Baltimore County, Maryland and described as follows, that is to say:

SEE ATTACHED EXHIBITS IDENTIFIED AS LOT NUMBERS ONE and TWO.

The said lots numbered one and two are further described on the attached Plat dated August
19, 1994, and prepared by Development Engineering Consultants, Inc.

The said property is also referred to in the attached Findings of Fact and Conclusions of Law,
as well as the Order dated October 13, 1994 of Timothy M. Kotroco, Deputy Zoning Commissioner
for Baltimore County.

*File
95-76-5PH*

MICROFILMED

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.


TO HAVE AND TO HOLD the said described lot of ground and premises to the said parties of the second part, as tenants by the entireties, their personal representatives / successors and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said grantors.

Test:




_____ (SEAL)
Richard Erlanger




_____ (SEAL)
Florette Erlanger

STATE OF MARYLAND , BALTIMORE COUNTY, to wit:

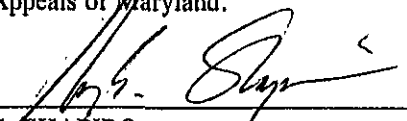
I HEREBY CERTIFY, That on this 12th, day of December in the year one thousand nine hundred and ninety four, before me the subscriber, a Notary Public of the State aforesaid, personally appeared Rhicard Erlanger and Florette Erlanger known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires: 4-1-95



Notary Public

I HEREBY CERTIFY, that this Deed was prepared by the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.



HARRY S. SHAPIRO
400 W. Pennsylvania Avenue
Towson, Maryland 21204

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

Lot Number ONE

BOUNDARY DESCRIPTION

#505 GARRISON FOREST ROAD

1.698 ACRES TRACT, MORE OR LESS

FOURTH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point in the centerline of Garrison Forest Road, said point being the beginning of the first or North 04 degrees 51 minutes West - 53 foot line of a conveyance from Charles M. Burnham and Bette June H. Burnham, his wife, unto Richard Erlanger and Florette Erlanger, his wife, by deed dated January 16, 1985 and recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. 6857 at Folio 268, thence running with said line, as now surveyed, with the following sixteen (16) courses and distances referred to the Baltimore County Metropolitan District Coordinate System, viz:

(1) North 04 degrees 51 minutes 00 seconds West - 53.00 feet to a point on the east side of Garrison Forest Road, said point being the beginning of the first or North 86 degrees 03 minutes 00 seconds East - 363.81 foot line of a conveyance from Andre W. Brewster and Nancy P. Brewster, his wife, unto Eleanor B. Fenwick by deed dated December 20, 1971 and recorded among the aforesaid

Land Records in Liber O.T.G. 5239 at Folio 231, thence running with a portion of the said line,

(2) North 77 degrees 28 minutes 00 seconds East - 92.89 feet to a point at the end the second or North 77 degrees 28 minutes East - 92.75 foot line of the aforesaid conveyance from Burnham to Erlanger, thence running with the third, fourth, and fifth lines of the said conveyance from Burnham to Erlanger,

(3) North 69 degrees 25 minutes 00 seconds East - 10.18 feet to a point, thence,

(4) South 20 degrees 35 minutes 00 seconds East - 1.43 feet to a point, thence,

(5) North 77 degrees 28 minutes 00 seconds East - 261.17 feet to a point, thence running with a portion of the sixth or North 69 degrees 25 minutes East - 555.50 foot line of the conveyance from Burnham to Erlanger,

(6) North 69 degrees 25 minutes 00 seconds East - 59.80 feet to a point, thence for a new line of division, viz,

(7) South 22 degrees 33 minutes 00 seconds East - 327.09 feet to a point in the centerline of Caves Road, said point being in and along the ninth or South 62 degrees 27 minutes West - 49.57

foot line of the aforesaid conveyance from Burnham to Erlanger,
thence running with said line,

(8) South 62 degrees 27 minutes 00 seconds West - 20.08 feet to a point, thence leaving the centerline of Caves Road and binding along the Lands of John H. Worthington and Sheri A. Carson, as conveyed from Steven D. Silverman and Jeffrey M. Kotz, Substitute Trustees, by deed dated April 8, 1993 and recorded among the aforesaid Land Records in Liber S.M. 9942 at Folio 405, also running with the tenth and eleventh lines of the conveyance from Burnham to Erlanger,

(9) North 22 degrees 33 minutes 00 seconds West - 173.14 feet to a point, thence,

(10) South 67 degrees 57 minutes 00 seconds West - 175.10 feet to a point at the end of the fifth or South 83 degrees 19 minutes 09 seconds East - 91.72 foot line of a conveyance from Judy Alexander unto David M. Schlachman and P. Robin Schlachman, his wife, by deed dated May 1, 1991 and recorded among the aforesaid Land Records in Liber S.M. 8796 at Folio 639, thence leaving the said Worthington and Carson Property and running reversely on the fifth, fourth, third and second lines of said conveyance from Alexander to Schlachman,

(11) North 83 degrees 19 minutes 09 seconds West - 91.72 feet to a point, thence,

(12) South 84 degrees 17 minutes 00 seconds West - 50.00 feet to a point, thence,

(13) South 55 degrees 19 minutes 10 seconds West - 36.42 feet to a point, thence along the centerline of an existing drive,

(14) South 84 degrees 02 minutes 00 seconds West - 106.76 feet to a point in or near the centerline of Garrison Forest Road, said point also being on the sixteenth or North 03 degrees 13 minutes West - 198.78 foot line of the aforesaid conveyance from Burnham to Erlanger, thence running in or near the centerline of said road with a remainder of said sixteenth line and all of the seventeenth line,

(15) North 03 degrees 13 minutes 00 seconds West - 34.28 feet,

(16) North 07 degrees 19 minutes 09 seconds West - 56.66 feet to the point of beginning.

CONTAINING 73,573 square feet or 1.689 acres of land, more or less.

TOGETHER with the use in common of an existing ten foot, more or less, wide driveway as described in a conveyance from Judy Alexander unto David M. Schlachman and P. Robin Schlachman, his wife, by deed dated May 1, 1991 and recorded among the aforesaid Land Records in Liber S.M. 8796 at Folio 639.

BEING a portion of that parcel of land which, by deed dated January 16, 1985 and recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. 6857 at Folio 268, was conveyed from Charles M. Burnham and Bette June H. Burnham, his wife, unto Richard Erlanger and Florette Erlanger, his wife.

86-170

12-12-94



Walter H. Noyes
12-12-94

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

Lot Number Two

BOUNDARY DESCRIPTION

#3224 CAVES ROAD

3.151 ACRES TRACT, MORE OR LESS

FOURTH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a 3/4" iron pipe found at the beginning of the seventh or South 10 degrees 24 minutes East - 267.8 foot line of a conveyance from Charles M. Burnham and Bette June H. Burnham, his wife, unto Richard Erlanger and Florette Erlanger, his wife, by deed dated January 16, 1985 and recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. 6857 at Folio 268, said point also being the beginning of the second or South 02 degrees East - 244.5 foot line of a conveyance from Terrill T. Travelstead unto Clayton L. Moravec, Jr. and Gabriele Moravec, his wife, by deed dated June 18, 1971 and recorded among the aforesaid Land Records in Liber O.T.G. 5197 at Folio 231, thence running with said second and third lines of said conveyance and all of the said seventh line of the conveyance from Burnham to Erlanger, as now surveyed, with the following five (5) courses and distances referred to the Baltimore County

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Metropolitan District Coordinate System, viz:

(1) South 10 degrees 24 minutes 00 seconds East - 267.80 feet to a point in the centerline of Caves Road, thence running in the center of Caves Road and running with the eighth or South 61 degrees 05 minutes West - 412.20 foot line of the aforesaid conveyance from Burnham to Erlanger,

(2) South 61 degrees 05 minutes 00 seconds West - 412.20 feet to a point, thence running with a portion of the ninth or South 62 degrees 27 minutes West - 49.57 foot line of the aforesaid conveyance from Burnham to Erlanger,

(3) South 62 degrees 27 minutes 00 seconds West - 29.49 feet to a point, thence for a new line of division, viz,

(4) North 22 degrees 33 minutes 00 seconds West - 327.09 feet to a point, thence running with a portion of the sixth or North 69 degrees 25 minutes East - 555.50 foot line of the conveyance from Burnham to Erlanger,

(5) North 69 degrees 25 minutes 00 seconds East - 495.70 feet to the point of beginning.

CONTAINING 137,276 square feet or 3.151 acres of land, more or less.

TOGETHER with the use in common of an existing ten foot, more or less, wide driveway as described in a conveyance from Judy Alexander unto David M. Schlachman and P. Robin Schlachman, his wife, by Deed dated May 1, 1991 and recorded among the aforesaid Land Records in Liber S.M. 8796 at Folio 639.

BEING a portion of that parcel of land which, by deed dated January 16, 1985 and recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. 6857 at Folio 268, was conveyed from Charles M. Burnham and Bette June H. Burnham, his wife, unto Richard Erlanger and Florette Erlanger, his wife.

86-170

12-12-94

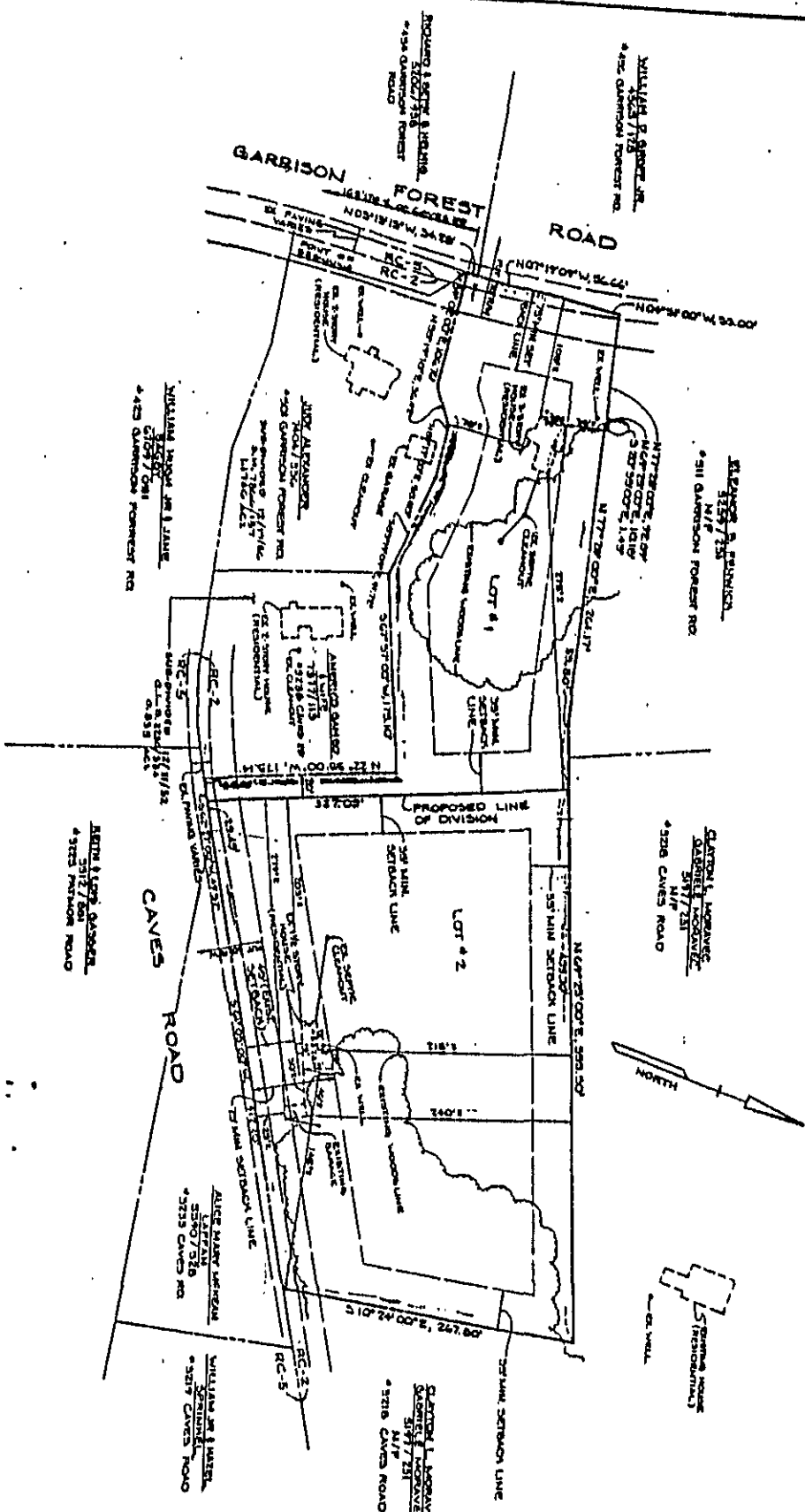


Walter H. Noyes
12-12-94

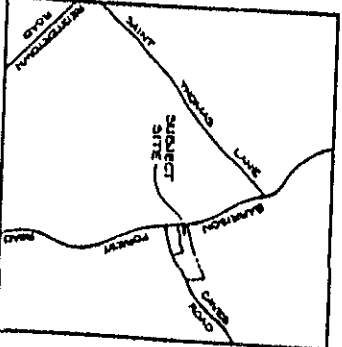
10/10/2007 10:00 AM

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☒ SPECIAL HEARING

PROPERTY ADDRESS: 4305 GARIBOLDI FOREST RD. & 3224 CAVES RD.
 OWNER: RICHARD L. MORGAN & PLORETTE ERLANGER
 DEED REFERENCE: 0557/25A



NOTE: SUBJECT SITE IS NOT IN FLOODPLAIN.



VICINITY MAP
 SCALE: 1"=1000'

LOCATION INFORMATION
 ELECTION DISTRICT: 4
 COUNCILMANIC DISTRICT: 3
 1"=200' SCALE MAP: NW 11, 12 D
 ZONING: RC-2

LOT SIZE: 4.84 ACRES
 LOT 1: 210,850 S.F.
 LOT 2: 1,657,000 S.F.
 LOT 3: 21,116 S.F.
 ZONING: RC-2

DEVELOPER: RICHARD L. MORGAN & PLORETTE ERLANGER
 2331 OLD COURT ROAD, BALTIMORE, MARYLAND 21204
 4TH ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND

PLAT TO ACCOMPANY SPECIAL HEARING & VARIANCE REQUEST
 4305 GARIBOLDI FOREST RD. & 3224 CAVES RD.
 BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	DEVELOPER ENGINEERING CONSULTANTS, INC.	CONTRACT	PLAT TO ACCOMPANY SPECIAL HEARING & VARIANCE REQUEST
		4401 YORK ROAD (440) 577-7400 BALTIMORE, MARYLAND 21212	RICHARD L. MORGAN & PLORETTE ERLANGER 2331 OLD COURT ROAD BALTIMORE, MARYLAND 21204	4305 GARIBOLDI FOREST RD. & 3224 CAVES RD. BALTIMORE COUNTY, MARYLAND
8/13/74	1			
11-50				

MICROFILMED

Circuit Court for
BALTIMORE COUNTY
Clerk of the Court,
SUZANNE HENSH
COUNTY COURTS BUILDING
401 BOSLEY AVE. P.O. BOX 6754
TOWSON, MD 21285-6754
(410) 887-2601

Transaction Block:	940
Ref: ERLANGER	
DEED R/FEE \$75	AMOUNT
IMP FD SURE \$5	5.00
RECORDING FEE 75	75.00
SUBTOTAL:	80.00
TOTAL CHARGES:	80.00
PAYMENTS	
CHECK	80.00
TOTAL TENDERED:	80.00

Cashier: KJ Reg # BA06
Rcpt # 768
Date: Dec 12, 1994 Time: 04:29 pm

MICROFILMED

State of Maryland Land Instrument Intake Sheet

County: Baltimore

Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

1	Type(s) of Instruments	Multiple instruments of the same transaction should be numbered to correspond with Sections 2, 6, 7, and 8. Number documents in the order to be recorded. (<input type="checkbox"/> Check Box if Addendum Intake Form is Attached.)		
		<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Lease	<input type="checkbox"/> Other
		<input type="checkbox"/> Deed of Trust	<input type="checkbox"/> Contract	
		<input type="checkbox"/> Mortgage	<input type="checkbox"/> Land Installment Cont.	

2	Consideration and Fees	Consideration Amount/Recordation Fees		Doc. 1	Doc. 2
		Consideration, Including Assumed Indebtedness		\$ 0	\$
		Recording Charge		\$ 20.00	\$
		Surcharge		\$ 5.00	\$
		State Recordation Tax		\$	\$
		State Transfer Tax		\$	\$
		County Transfer Tax (if Applicable)		\$	\$
		Other		\$	\$
Total Fees		\$ 25.00	\$		

3	Exemptions (if Applicable) Cite or Explain Authority	Recordation Tax Exemption:	
		State Transfer Tax Exemption:	
		County Transfer Tax Exemption:	

4	Contact/Mail Information	Instrument Submitted By or Contact Person	
		Name: <u>Eric N. Schloss</u>	
		Firm: <u>All Maryland Title</u>	
		Address: <u>400 W. Pennsylvania Ave.</u> <u>Towson, MD 21204</u>	
		Phone: <u>(410) 825-0110</u>	

Return Instrument To (Check Applicable Box Below or Provide Appropriate Address)		
<input checked="" type="checkbox"/> Return to Contact Person as Provided Above	<input type="checkbox"/> Hold for Pick Up	<input type="checkbox"/> Address Provided on Instrument

Name:	
Address:	

5	Description of Property	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		<u>04</u>	<u>20-00-000708</u>					<input checked="" type="checkbox"/> (5)
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	Sq.Ft./Acreage (4)

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

Location/Address of Property Being Conveyed (2)	
---	--

Partial Conveyance? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Description/Amt. of Sq.Ft./Acreage Transferred:
	<u>3.151 acres 3224 Caves Rd; 1.689 acres 505 Gallatin Forest Rd.</u>
If Partial Conveyance, List Improvements Conveyed:	

6	Transferred From	Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
		<u>Richard E. Langer</u> <u>Elaine E. Langer</u>	
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

7	Transferred To	Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
		<u>Richard E. Langer</u> <u>Elaine E. Langer</u>	

8	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)

9	Special Instructions	Special Recording Instructions (if any)
---	----------------------	---

10	Conveyance Type Check Box	<input checked="" type="checkbox"/> Private Sale with Improvements [1]	<input type="checkbox"/> Private Sale Unimproved [2]	<input checked="" type="checkbox"/> Multiple Accounts/Property [3]	<input type="checkbox"/> All Other [9]
----	------------------------------	--	--	--	--

11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER	
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does transfer include personal property? If yes, identify:
		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).
New Owner's (Grantee) Mailing Address:		<u>2331 5th Court Rd. Baltimore, MD 21205</u>	

Assessment Use Only - Do Not Write Below This Line							
<input type="checkbox"/> Terminal Verification	<input type="checkbox"/> Agricultural Verification	<input type="checkbox"/> Whole	<input type="checkbox"/> Part	<input type="checkbox"/> Tran. Process Verification			
Transfer Number:	Date Received:	Deed Reference:	Assigned Property No.:				
Year	19	19	Geo.	Map	Sub	Block	
Land			Zoning	Grid	Plat	Lot	
Buildings			Use	Parcel	Section	Occ. Cd.	
Total			Town Cd.	Ex. St.	Ex. Cd.		

REMARKS:							

MICROFILMED

BALTIMORE COUNTY, MARYLAND

REAL PROPERTY TRANSFER TAX INVOICE

CONSIDERATION AFFIDAVIT

Complete an affidavit for each instrument other than mortgage or deed of trust. SIGN AND RETURN ALL COPIES. *** (PLEASE PRINT OR TYPE) ***

IN COMPLIANCE WITH BALTIMORE COUNTY CODE, 1978, TITLE 33, TAXATION-ARTICLE III, SECTIONS 33-126 THROUGH 33-140, AS AMENDED, IT IS CERTIFIED THAT AN INSTRUMENT DESCRIBED BELOW, REPRESENTING A TRANSFER OF REAL PROPERTY INCLUDING, BUT NOT LIMITED TO, FEE SIMPLE ESTATE, LEASEHOLD ESTATE, LIMITED ESTATE AND LEGAL OR EQUITABLE INTERESTS IN REAL PROPERTY, IS OFFERED FOR RECORD IN BALTIMORE COUNTY. THE SUBJECT IS IDENTIFIED AS FOLLOW:

ERL

4

PROPERTY ACCT. #: 20-00-000708DATE OF INSTRUMENT: 12/12/94☒ WHOLE TRANSFER☐ PARTIAL TRANSFER - LIST
Improvements or Partial Transfer

DOCUMENTS PRESENTED:

☒ Deed☐ Agreement☐ Contract☐ Lease over 7 Yrs.☐ Other: Specify _____☐ Right-of-Way (OR)
Easement AgreementGRANTOR: Richard Erlanger &
Florette ErlangerGRANTEE: Richard Erlanger &
Florette Erlanger

GRANTEE'S MAILING ADDRESS:

2331 Old Court Rd.
Baltimore, MD 21208

TRANSFERRED PROPERTY KNOWN AS:

3224 Caves Road &
505 Garrison Forest Rd.

PRIOR DEED REFERENCE:

Liber: 6857 Folio: 268

Balance-Existing Mortgage: \$ _____

Amount of New Mortgage: \$ _____

Other.....(cash, etc.): \$ _____

Total Consideration: \$ _____ *

(OR) Market Value: \$ _____ *

Exempt Status Claimed Per Baltimore County
Code: Self

*Total Consideration or Market Value is Transfer Tax Base

TRANSFER TAX CONSIDERATION:

\$ _____ x 1.6% = \$ 0AGENT: M TAX BILL: PLC.B. CREDIT: _____ AG-TAX/
OTHER: _____

PERSON OFFERING INSTRUMENT FOR RECORDING:

Name: Eric N. Schloss

Title Co. _____

or Firm: All Maryland TitleAddress: 400 W. Pennsylvania Ave.Towson, MD 21204Phone No.: (410) 825-0110

I, HEREBY CERTIFY, under penalties of perjury that the information given above is true to the best of my personal knowledge.

SIGNATURE: Eric N. SchlossDATE: 12/12/94

MICROFILMED

CASHIER'S VALIDATION

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY MARYLANDPer My Hh.
Authorized Signature

11

R.C. 5

R.C. 2

R.C. 5

R.C. 2
CAVES RD.

SUBJECT
SITE

Pos

W 40,500

W 40,500

SPRINKLE
LA.

W 39,000

W 39,000

CAVES RD.

PRIVATE
RD.

ERLANGER PROPERTY

200 Scale Zoning Map

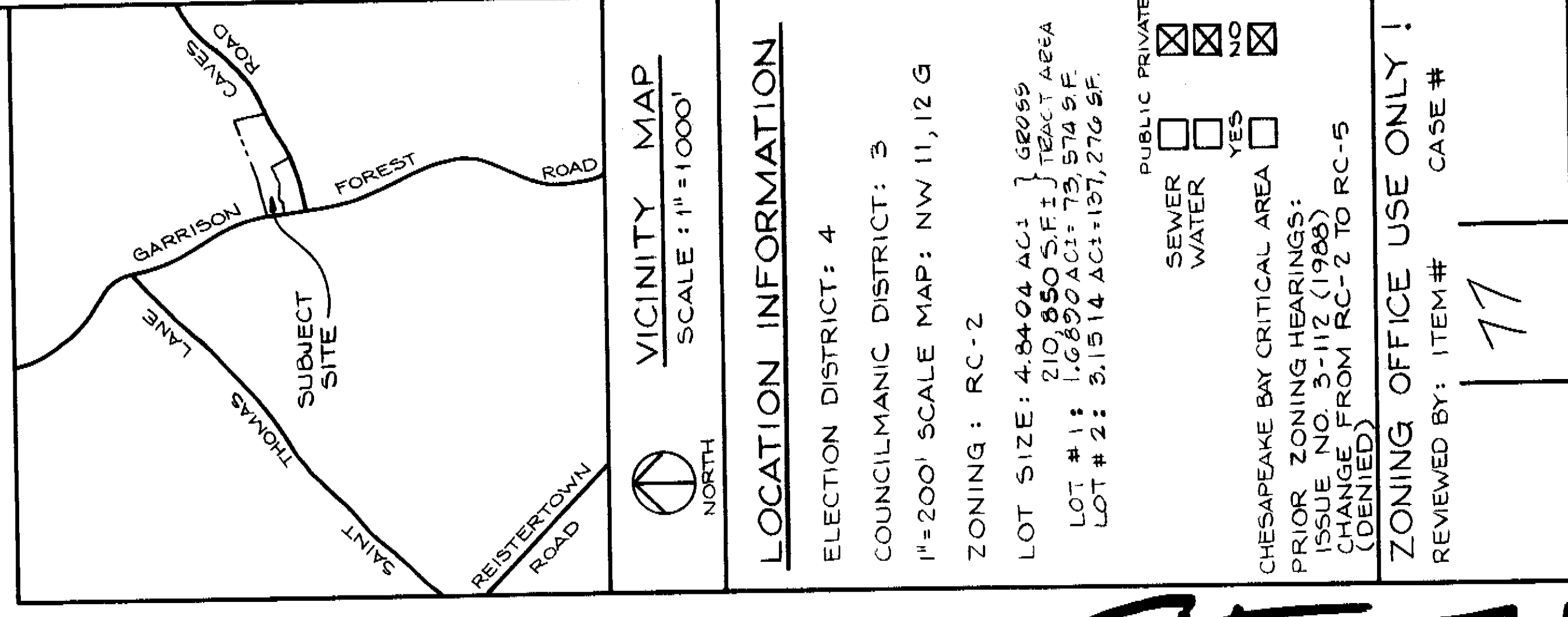
Baltimore County, MD Official
Zoning Maps NW-11-G, NW-12-G

NOTED

9576-SFH
R.C. 5

PI AT TO ACCOMPANY

PROPERTY ADDRESS: #505 GARIBSON FOREST RD. & #3224 CAVES RD.
OWNER: RICHARD H. AND FLORETTE ERLANGER
DEED REFERENCE: 6857/268



**PETITIONER'S
EXHIBIT**

MICROFILMED

PLAT TO ACCOMPANY SPECIAL HEARING, & VARIANCE REQUEST
#505 GARRISON FOREST RD. & #3224 CAVES RD.
4TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

OWNER:
RICHARD & FLORETTE ERLANGER
2331 OLD COURT ROAD
BALTIMORE, MARYLAND 21208

DEVELOPMENT ENGINEERS CONSULTANTS, INC.
SITE ENGINEERS & SURVEYORS
4403 YORK ROAD (410) 377-2600 BALTIMORE, MARYLAND 21212

REVISIONS

DATE

Check

NOTE: SUBJECT SITE IS NOT IN FLOODPLAIN.

95-76-SPH

IN RE: PETITION FOR SPECIAL HEARING
E/S Garrison Forest Road, 165'
W of Caves Road
(505 Garrison Forest Road and
3224 Caves Road)
4th Election District
3rd Councilmanic District
Richard H. Erlanger, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-76-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for those properties known as 505 Garrison Forest Road and 3224 Caves Road, located in the vicinity of Reisterstown in northwestern Baltimore County. The Petition was filed by the owners of the properties, Richard H. and Florette Erlanger. The Petitioners seek special hearing relief to approve the nonconforming use of two dwellings on one lot, a nonconforming setback for the property known as 3224 Caves Road, and the subdivision of the subject property to create two separate lots. The subject property and relief sought are more particularly described on the site plan submitted into evidence as Petitioner's Exhibit 1.

Appearing on behalf of the Petition filed were Richard Erlanger, property owner, Thomas Church, Professional Engineer, and Harry Shapiro, Esquire, attorney for the Petitioners. Appearing as interested parties were Margaret Worrall, Executive Director of the Valleys Planning Council, and Beverly Moore, a nearby resident of the area.

Testimony and evidence offered revealed that the subject property, which is improved with two single family dwellings, consists of a gross area of 4.84 acres, more or less, zoned R.C. 2 and enjoys frontage on both Garrison Forest Road and Caves Road. The Petitioners are desirous of selling the two homes and have requested that the subject property be

subdivided to create two separate lots so that each house can be sold independently of the other. Proposed Lot 1 would consist of 1.689 acres and the dwelling known as 505 Garrison Forest Road, and proposed Lot 2 would consist of 3.1514 acres, more or less and contain the other dwelling known as 3224 Caves Road. This new configuration is more particularly described on the site plan marked Petitioner's Exhibit 1. The proffered testimony revealed that the two dwellings have existed on this property for some 50 to 60 years and as such, were constructed prior to the effective date of the zoning regulations on January 2, 1945. Therefore, the existence and location of the two dwellings in question are nonconforming. Further testimony noted that the dwelling on proposed Lot 2, known as 3224 Caves Road, is located 45 feet from Caves Road in lieu of the required 75 feet. While the Petitioners did not request a variance for this particular dwelling, they did request a special hearing to approve that its location on proposed Lot 2 is nonconforming. As noted earlier, the two dwellings have existed in their present location for over 50 years. To require strict compliance with current setback regulations would result in a practical difficulty and unreasonable hardship for the Petitioners. In the opinion of this Deputy Zoning Commissioner, the granting of the relief requested would not adversely impact the surrounding locale and meets the spirit and intent of the zoning regulations.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special condi-

tions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of October, 1994 that the Petition for Special Hearing seeking approval of the nonconforming use of two dwellings on one lot, a nonconforming setback for the property known as 3224 Caves Road, and the subdivision of the subject property to create two separate lots, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) There shall be no further subdivision of proposed Lots 1 and 2, by any future owner. Pursuant to Section 502.2 of the B.C.Z.R., a new deed incorporating a reference to this case and the restrictions and conditions set forth herein shall be recorded among the Land Records of Baltimore County within sixty (60) days of the date of this Order and a copy of the recorded deed shall be forwarded to the Zoning Administration and Development Management (ZADM) office for inclusion in the case file.

3) When applying for any building permits, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

October 13, 1994

(410) 887-4386

Harry S. Shapiro, Esquire
400 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
E/S Garrison Forest Road, 165' N of Caves Road
(505 Garrison Forest Road and 3224 Caves Road)
4th Election District - 3rd Councilmanic District
Richard H. Erlanger, et ux - Petitioners
Case No. 95-76-SPH

Dear Mr. Shapiro:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Ms. Margaret Worrall, Executive Director
Valleys Planning Council, P.O. Box 5402, Towson, Md. 21285-5402

Ms. Beverly Moore, 535 Garrison Forest Road, Owings Mills, Md. 21117

People's Counsel

File

Printed with Soybean Ink
on Recycled Paper



Petition for Special Hearing to the Zoning Commissioner of Baltimore County

for the property located at #505 GARRISON FOREST ROAD AND
#3224 CAVES ROAD
which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owners of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve THE NON-CONFORMING USE OF TWO DWELLINGS ON A LOT; A NON-CONFORMING SETBACK; AND PROPOSED SUBDIVISION OF SAID LOT.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

We do solemnly swear and affirm, under the penalties of perjury, that we are the legal owners of the property which is the subject of this Petition.

Legal Description: RICHARD H. ERLANGER

Signature: *Richard H. Erlanger*

Address: FLORETTE ERLANGER

Signature: *Florette Erlanger*

Address: 2331 OLD COURT RD. 583-8791

City: BALTIMORE, MD 21208

State: Name, address and phone number of representative to be contacted.

Signature: N/A

Address: THOMAS A. CHURCH

Signature: *Thomas A. Church*

Address: DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Address: 6603 YORK RD. 377-2600

City: BALTO, MD 21212

State: ESTIMATED LENGTH OF HEARING: _____

the following date: _____ Next Two Months

ALL: _____ OTHER: _____

REVIEWED BY: _____ DATE: _____

ZONING DESCRIPTION

Zoning Description for #505 Garrison Forest Road and #3224 Caves Road, Election District 4, Councilmanic District 3.

Beginning at a point at the centerline of Garrison Forest Road which is at a distance of 165' feet north of the centerline of Caves Road; being part of all that lot of ground described in a Deed dated January 16, 1985 and recorded among the Baltimore County Land Record in Liber E.H.K. Jr. 6857 Folio 268, now described as follows: North 03 degrees 13 minutes 13 seconds West, 34.28 feet, North 07 degrees 19 minutes 09 seconds West, 56.66 feet, North 04 degrees 51 minutes 00 seconds West, 53 feet, North 77 degrees 28 minutes 00 seconds East, 92.89 feet, North 69 degrees 25 minutes 00 seconds East, 10.18 feet, South 20 degrees 35 minutes 00 seconds East, 1.43 feet, North 77 degrees 28 minutes 00 seconds East, 261.17 feet, North 69 degrees 25 minutes 00 seconds East 555.50 feet, South 10 degrees 24 minutes 00 seconds East, 267.80 feet, South 61 degrees 05 minutes 00 seconds West, 412.20 feet, South 62 degrees 27 minutes 00 seconds West, 49.57 feet, North 22 degrees 33 minutes 00 seconds West, 173.14 feet, South 67 degrees 57 minutes 00 seconds West, 175.10 feet, South 83 degrees 19 minutes 09 seconds East, 91.72 feet, North 84 degrees 17 minutes 00 seconds East, 50 feet, North 55 degrees 19 minutes 10 seconds East, 36.42 feet, North 84 degrees 02 minutes 00 seconds East, 106.76 feet to the place of beginning.

Containing 4.84 acres of land, more or less.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: 9/17/94
Posted for: Special Hearing
Petitioner: Richard H. Erlanger, Florette Erlanger
Location of property: 505 Garrison Forest Rd, E/S 3224 Caves Rd, N/S
Location of Sign: Being the only sign on property being posted
Remarks: See Case No. 95-76-SPH
Posted by: Matthew Date of return: 9/23/94
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/15/94
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/15/94.

THE JEFFERSONIAN,

A. Henrichsen
LEGAL AD. - TOWSON

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
95-76-SPH

Date: 8/23/94

Account: R-001-6150

Number: 77

By: JLL

2 RES. SPH FILING FEES CODE 030 \$100.00
(2 DWGS ON LOT)
2 SIGN POSTINGS CODE 080 \$70.00
TOTAL \$170.00

OWNER: ERLANGER

LOC # 505 GARRISON FOREST RD & 3224 CAVES RD

PAID BY DEV. MGMT. 11/15/94

Please Make Checks Payable To: Baltimore County

Cashier Validation

ORDER RECEIVED FOR FILING
Date: 9/13/94
By: [Signature]

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbors property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Carl Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 77
Petitioner: Richard and Florette Erlanger
Location: #505 Garrison Forest Rd. & #3224 Caves Rd.
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Development Engineering Consultants, Inc.
ADDRESS: 6603 York Road, Baltimore, MD 21212
PHONE NUMBER: 377-2600
Adjggs (Revised 04/09/93)

13

GWEN
JLL SAID TO
POST 2 SIGNS:
1 ON GARRISON FOREST
1 ON CAVES RD
SEE SITE PLAN

TO: POTVIENT PUBLISHING COMPANY
September 8, 1994 Issue - Jeffersonian

Please forward billing to:
Development Engineering Consultants, Inc.
6603 York Road
Baltimore, Maryland 21212
377-2600

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-76-SFH (Item 77)
505 Garrison Forest Road and
3224 Caves Road
6/8 Garrison Forest Road, 165' N of Caves Road
4th Election District - 3rd Councilmanic
Petitioner(s): Richard H. and Florette Erlanger
HEARING: MONDAY, OCTOBER 3, 1994 at 10:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve the non-conforming use of two dwellings on one lot, a non-conforming setback, and proposed subdivision of said lot

LAWRENCE S. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

SEPTEMBER 6, 1994

NOTICE OF HEARING

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Carl Jablon
ARNOLD JABLON
Director

cc: Richard and Florette Erlanger
Thomas A. Church

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 106, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink
on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

SEP 19 1994

Richard and Florette Erlanger
2331 Old Court Road
Baltimore, Maryland 21208

RE: Item No. 77, Case No. 95-76-SFH
Petitioner: Richard and Florette Erlanger

Dear Mr. & Mrs. Erlanger:

The Zoning Planning Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 23, 1994 and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Coordinator

MCR:ggg
Printed with Soybean Ink
on Recycled Paper Development Engineering Consultants, Inc.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

To: Arnold Jablon, Director
Zoning Administration and
Development Management

From: Pat Keller, Director
Office of Planning & Zoning

Date: September 1, 1994

Subject: 505 Garrison Forest Rd. & 3224 Caves Rd.

INFORMATION:
Item No: 77
Petitioner: Erlanger Property
Property Size: _____
Zoning: R.C. 2
Requested Action: _____
Hearing Date: _____

SUMMARY OF RECOMMENDATIONS:
Based upon the information provided, staff offers the following comment:
Based upon a meeting with the applicant's representative, Mr. Thomas A. Church, regarding the subject property, this office recommended the very course of action that has been taken. Therefore, we support the request as it will, if granted, provide for clear title in the event that the property is ever sold.

Prepared by: *Jeffrey W. Long*
Division Chief: *Emily L. Kerns*
JL
ZAC.77/PZONE/ZAC1

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500 (410) 887-4500

DATE: 09/01/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW
LOCATION: SEE BELOW

Item No.: SEE BELOW Zoning Agenda:

Rebates:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the concepts below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 73, 74, 75, 77, 79, 80 AND 81.

RECEIVED
SEP 2 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERMAID
Fire Marshal Office, PHONE 887-4881, MS-1100F

cc: File

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: September 12, 1994
Zoning Administration and Development Management

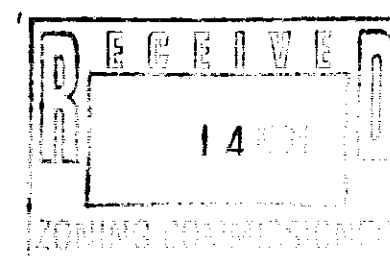
FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for September 12, 1994
Items 73, 74, 76, 77, 79, 80 and 81

The Developers Engineering Section has reviewed the subject zoning items and we have no comments.

RWB:sw

RECEIVED
SEP 12 1994
ZADM



THIS DEED, MADE THIS 12th day of December
in the year one thousand nine hundred and ninety four by and between

RICHARD ERLANGER and FLORETTE ERLANGER

parties of the first part, and

RICHARD ERLANGER and FLORETTE ERLANGER, his wife,

parties of the second part.

WITNESSETH, That in consideration of the sum of

Zero (\$0.00) Dollars

the said parties of the first part, do grant and convey to the said
parties of the second part, as tenants by the entireties, their
personal representatives / successors and assigns, in fee simple, all that lot of ground situate in

Baltimore County, Maryland and described as follows, that is to say:

SEE ATTACHED EXHIBITS IDENTIFIED AS LOT NUMBERS ONE and TWO.

The said lots numbered one and two are further described on the attached Plat dated August
19, 1994, and prepared by Development Engineering Consultants, Inc.

The said property is also referred to in the attached Findings of Fact and Conclusions of Law,
as well as the Order dated October 13, 1994 of Timothy M. Kotroco, Deputy Zoning Commissioner
for Baltimore County.

*file
95-76-SPH*

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

Lot Number Two

BOUNDARY DESCRIPTION

#3224 CAVES ROAD

3.151 ACRES TRACT, MORE OR LESS

FOURTH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a 3/4" iron pipe found at the beginning
of the seventh or South 10 degrees 24 minutes East - 267.8 foot
line of a conveyance from Charles M. Burnham and Bette June H.
Burnham, his wife, unto Richard Erlanger and Florette Erlanger,
his wife, by deed dated January 16, 1985 and recorded among the
Land Records of Baltimore County, Maryland in Liber E.H.K., Jr.
6857 at Folio 268, said point also being the beginning of
the second or South 02 degrees East - 244.5 foot line of a
conveyance from Terrill T. Travelstead unto Clayton L. Moravec,
Jr. and Gabriele Moravec, his wife, by deed dated June 18, 1971
and recorded among the aforesaid Land Records in Liber O.T.G. 5197
at Folio 231, thence running with said second and third lines of
said conveyance and all of the said seventh line of the conveyance
from Burnham to Erlanger, as now surveyed, with the following five
(5) courses and distances referred to the Baltimore County

Metropolitan District Coordinate System, viz:

(1) South 10 degrees 24 minutes 00 seconds East - 267.80 feet to
a point in the centerline of Caves Road, thence running in the
center of Caves Road and running with the eighth or South 61
degrees 05 minutes West - 412.20 foot line of the aforesaid
conveyance from Burnham to Erlanger,

(2) South 61 degrees 05 minutes 00 seconds West - 412.20 feet to
a point, thence running with a portion of the ninth or South
62 degrees 27 minutes West - 49.57 foot line of the aforesaid
conveyance from Burnham to Erlanger,

(3) South 62 degrees 27 minutes 00 seconds West - 29.49 feet to a
point, thence for a new line of division, viz,

(4) North 22 degrees 33 minutes 00 seconds West - 327.09 feet to
a point, thence running with a portion of the sixth or North 69
degrees 25 minutes East - 555.50 foot line of the conveyance from
Burnham to Erlanger,

(5) North 69 degrees 25 minutes 00 seconds East - 495.70 feet to
the point of beginning.

CONTAINING 137,276 square feet or 3.151 acres of land, more or
less.

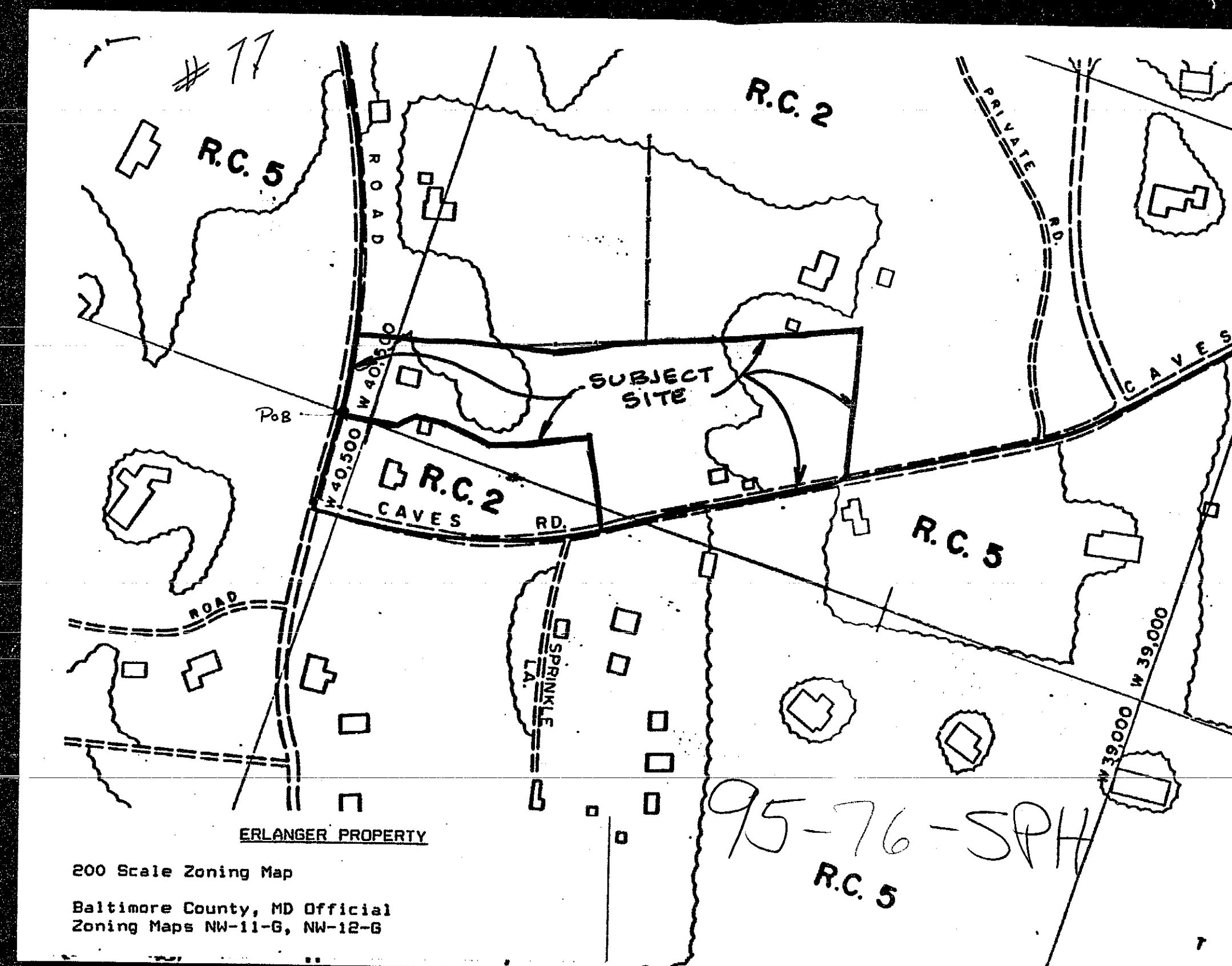
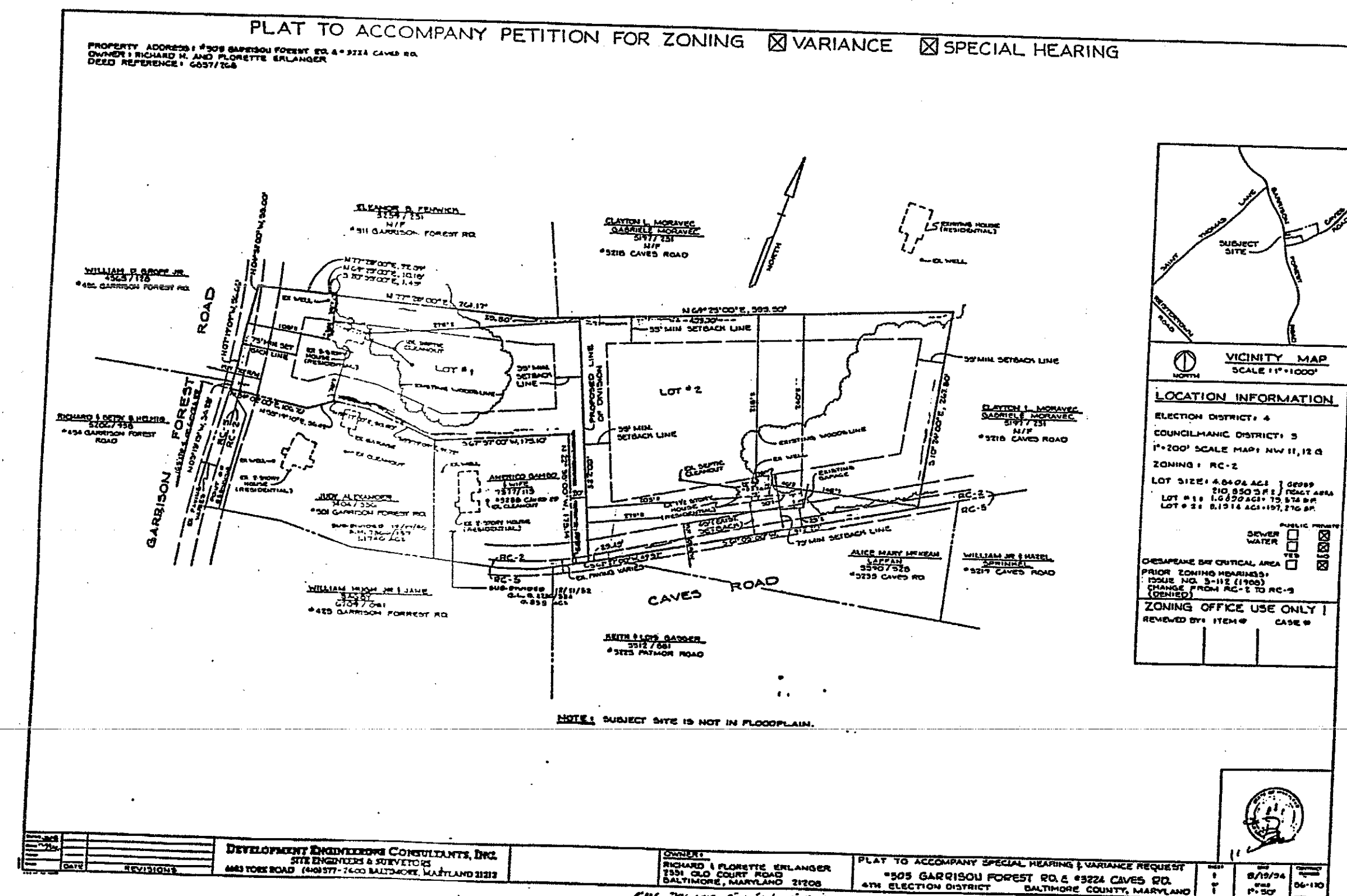
TOGETHER with the use in common of an existing ten foot, more or
less, wide driveway as described in a conveyance from Judy
Alexander unto David M. Schlachman and P. Robin Schlachman, his
wife, by Deed dated May 1, 1991 and recorded among the aforesaid
Land Records in Liber S.M. 8796 at Folio 639.

BEING a portion of that parcel of land which, by deed dated
January 16, 1985 and recorded among the Land Records of Baltimore
County, Maryland in Liber E.H.K., Jr. 6857 at Folio 268, was
conveyed from Charles M. Burnham and Bette June H. Burnham, his
wife, unto Richard Erlanger and Florette Erlanger, his wife.
86-170

12-12-94



*Walter H. Noyes
12-12-94*



☒ SPECIAL HEARING

DEED REFERENCE: 6857/268



85-76-56H